

REQUEST

Current Zoning: R-5 (single family residential)
Proposed Zoning: MUDD-O (mixed use development district, optional)

LOCATION

Approximately 1.46 acres located south of Greenland Avenue, bound on the east side by Monument Street, and Remount Road on the west side



SUMMARY OF PETITION

The petition proposes to rezone site to MUDD-O to adaptively reuse the buildings onsite, including the historic Dowd House, to allow up to 16,000 SF of office and/or commercial uses.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Mecklenburg County
OZF Properties, LLC
Collin Brown and Brittany Lins

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 8

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the park/open space recommendation for the site as per the *Bryant Park Land Use and Streetscape Plan*.

Rationale for Recommendation

- The petition, while inconsistent with the park/open space recommendation for the site, maintains the historic buildings onsite and is compatible with surrounding land uses..
- The proposal commits to retain the historical character of the Dowd House, a local historical landmark, and reuse the building for

commercial uses. Site and building design will be reviewed and approved by Charlotte-Mecklenburg Historic Landmarks to ensure compatibility, context and appropriateness of exterior features for the Dowd House.

- The proposed petition adaptively reuses an old fire station for commercial uses.

The approval of this petition will revise the adopted future land use as specified by the *Bryant Park Land Use and Streetscape Plan*, from park/open space to office/retail mixed use for the site.

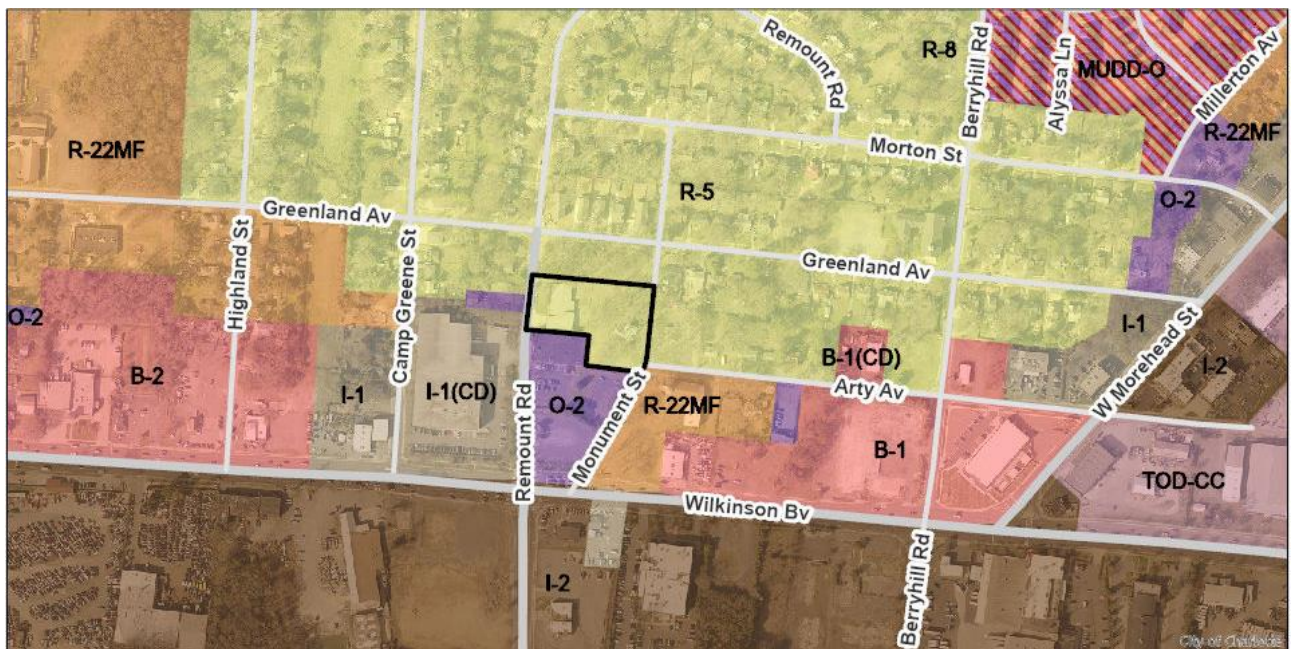
PLANNING STAFF REVIEW

• Proposed Request Details

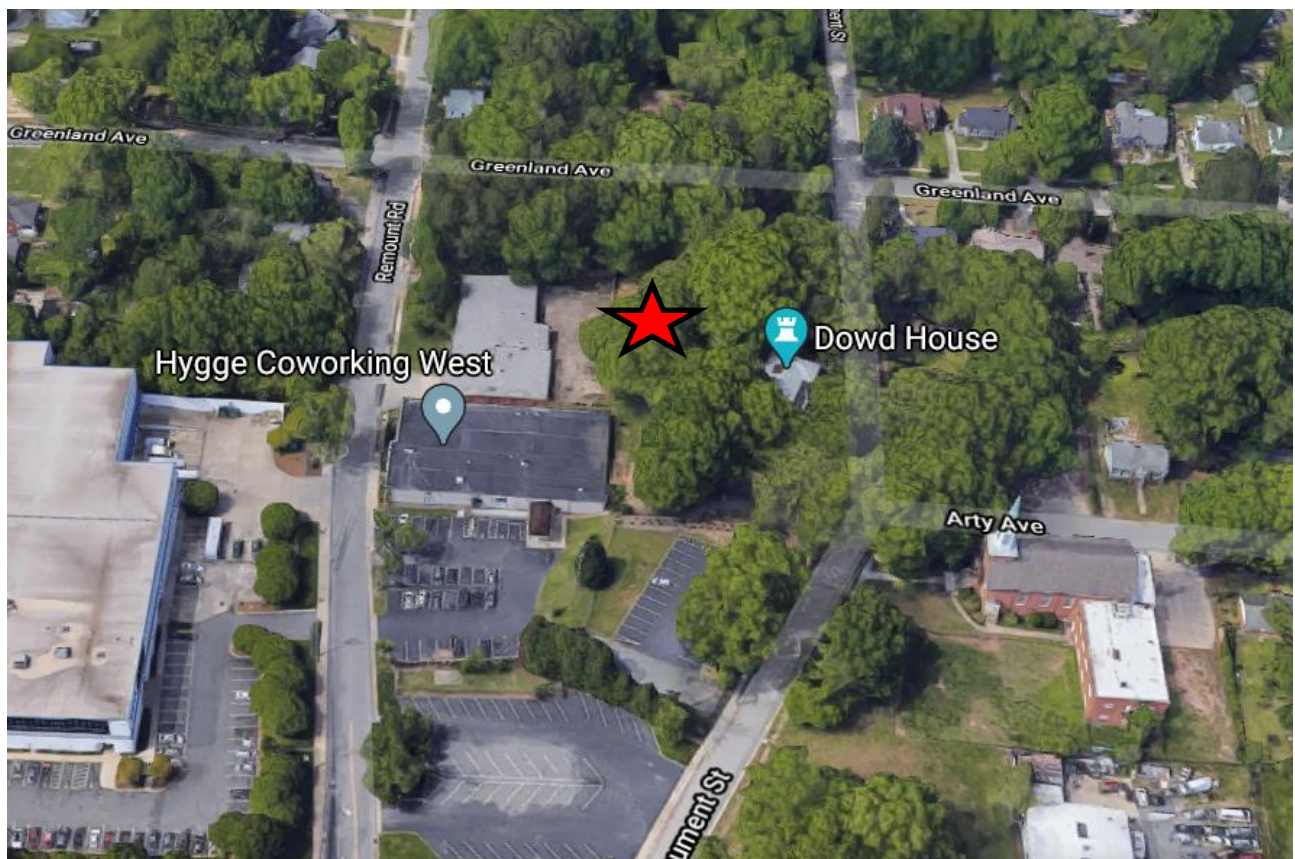
The site plan accompanying this petition contains the following provisions:

- Preserves the existing buildings onsite to be adaptively re-used as office or commercial uses., including the Dowd House, a local Historic Landmark. Site and building design will be reviewed and approved by Charlotte-Mecklenburg Historic Landmarks to ensure compatibility, context and appropriateness of exterior features for the Dowd House.
- Requests optional provision to allow parking and maneuvering to be placed between the existing municipal building and Remount Road.
- Limits overall site development through building expansion and existing buildings to 16,000 square feet.
- Allows commercial and office uses within the MUDD district with the exception of the following uses:
 - Automobile Service Stations
 - Equipment Rental and Leasing
 - Adult Establishments
 - Electric and Gas Substations
 - Warehousing within an enclosed building
 - Drive-through Service Windows
- Provides 8' plantings strips and requests 4' sidewalks along public streets.
- Limits site access to one driveway onto Remount Road and two driveways onto Monument Street.
- Requires freestanding lights to be limited to a maximum of 21' and must be fully capped, shielded, and downwardly directed.

• Existing Zoning and Land Use



The site is developed with a historic landmark (single family house) and a former municipal Fire Station. The surrounding land uses include single family homes, business, industrial, and institutional uses.



The subject property is developed with a historic landmark and a former fire station. The site is marked with a red star.



The properties to the east are developed with institutional uses.



The property to the north is an undeveloped property.

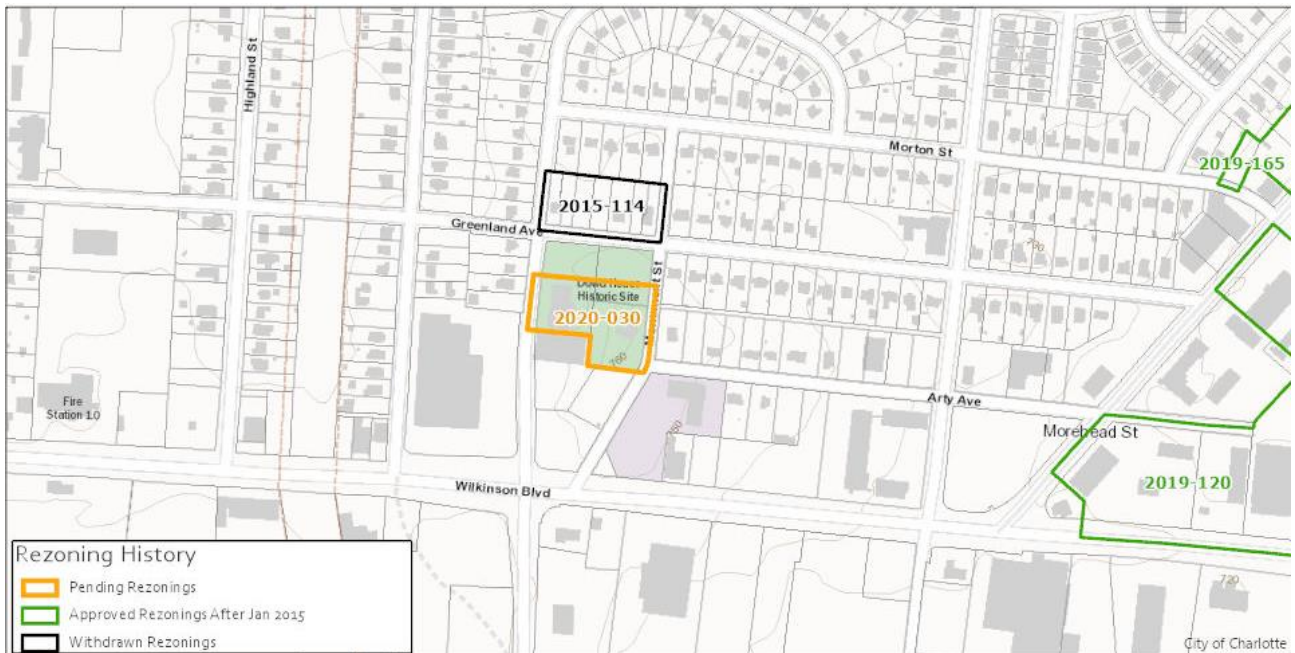


The properties to the west are developed with single family residential.



The property to the south is developed with business uses.

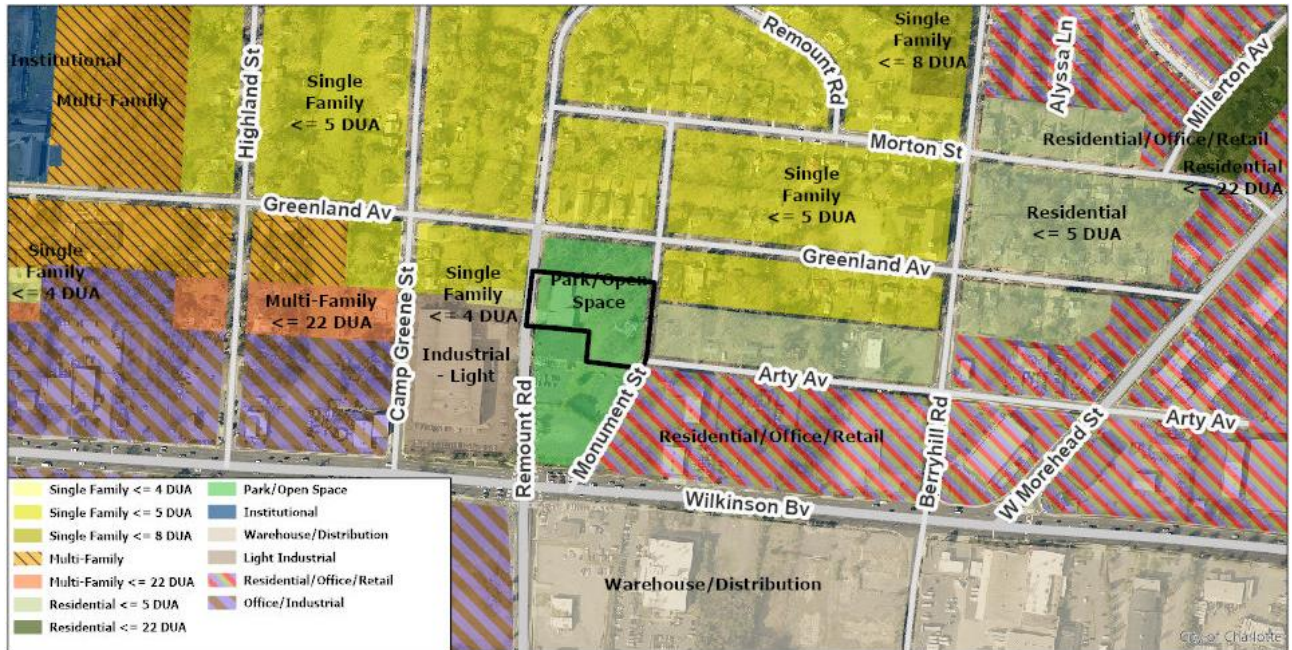
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-114	The petition proposed to rezone property to UR-2(CD) (urban residential, conditional) to develop 16 attached residential units (townhomes).	Withdrawn
2019-120	The petition rezoned property to TOD-CC (transit oriented development - community center) district to allow all permitted uses.	Approved

2019-165	The petition rezoned property to TOD-CC (transit oriented development - community center) district to allow all permitted uses.	Approved
----------	---	----------

- **Public Plans and Policies**



- The *Bryant Park Land Use and Streetscape Plan* (adopted 2007) recommends park/open space as a land use for this site.
- The plan specifies that the historic Dowd House built in 1879 and owned by the Mecklenburg County Park and Recreation Department, will likely serve as a cultural anchor for the area as a regional historic destination with educational and memorial hall.

- **TRANSPORTATION SUMMARY**

- The site is on Remount Road (minor thoroughfare, city maintained) and Monument Street (local street, city maintained) and is in a corridor inside Route 4. The site is within the limits of the Westside Strategy Plan. In reference to the Vision Zero Action Plan, Remount Road is classified within Charlotte's High Injury Network.

- **Active Projects:**

- CATS Silver Line
 - Scope: Construct new light-rail line generally along Wilkinson Blvd., Independence Blvd., and Monroe Rd. between Belmont and Matthews.
 - Phase: Planning
 - Construction: TBD
 - PM: Andy Mock
 - amock@charlottenc.gov
 - 704-432-0478

- **Transportation Considerations**

- See Outstanding Issues, Note 3 and 4

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 9 trips per day (based on 1 single family building and 1 vacant municipal building).

Entitlement: 70 trips per day (based on 7 single family houses).

Proposed Zoning: 605 trips per day (based on 16,000 SF Commercial).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~The 6' sidewalk width is a Zoning Ordinance requirement (9.8506(2)(d)). The reduction of width will need to be listed as an optional provision or you will need to revise plan to show 6' sidewalks along the public streets.~~ **Resolved**
2. ~~Revise note IV to state 16,000 SF instead of 16,00 SF.~~ **Resolved**
3. ~~Revise language regarding 4' sidewalks as an optional provision to commit to 6' sidewalks where feasible and coordinate with CDOT and Urban Forestry for 4' sidewalks in constrained areas.~~
RESCINDED BASED ON SIMILAR COMMENT UNDER #5

Transportation

4. The petitioner should revise the site plan and conditional note (Section V.2.) to commit to construct a 6-foot wide sidewalk with an 8-foot planting strip along the Remount Road property frontage.
5. The petitioner should revise the site plan and conditional note (Section V.3.) to commit to construct a 6-foot wide sidewalk, where feasible, along the Monument Street property frontage. In coordination with CDOT and Urban Forestry during permitting, a 4-foot wide sidewalk may be constructed in site constrained areas, to preserve existing trees and buildings. The sidewalk may meander around existing trees and outside the right-of-way limits, if contained within a sidewalk easement set at 2 feet behind the back-of-sidewalk.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967